

CITY OF RENTON, WASHINGTON

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF RENTON, WASHINGTON, AMENDING CHAPTER 4-2, ZONING DISTRICTS – USES AND STANDARDS, OF TITLE IV (DEVELOPMENT REGULATIONS) OF ORDINANCE NO. 4260 ENTITLED “CODE OF GENERAL ORDINANCES OF THE CITY OF RENTON, WASHINGTON” BY ALLOWING RESIDENTIAL MANUFACTURED HOME (RMH) ZONING TO IMPLEMENT THE RESIDENTIAL LOW DENSITY (RLD) LAND USE DESIGNATION.

WHEREAS, the City of Renton amended its Comprehensive Plan to allow the Residential Manufactured Home (RMH) zone to implement the Residential Low Density (RLD) land use designation in the Comprehensive Plan; and

WHEREAS, changes in the Renton Municipal Code are needed to implement the Comprehensive Plan policy change; and

WHEREAS, this matter was duly referred to the Planning Commission for investigation, study, and public hearing, and a public hearing having been held thereon on or about September 20, 2006, and said matter having been duly considered by the Planning Commission, and said zoning text amendment request being in conformity with the City’s Comprehensive Plan, as amended, and the City Council having duly considered all matters relevant thereto, and all parties having been heard appearing in support thereof or in opposition thereto;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENTON, WASHINGTON, DOES ORDAIN AS FOLLOWS:

SECTION I. Section 4-2-010D of Chapter 2, Zoning Districts – Uses and Standards, of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington” is hereby amended to read as shown on Attachment ‘A’.

SECTION II.

Section 4-2-020 F of Chapter 2, Zoning Districts – Uses and Standards, of

Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington” is hereby amended to read as follows:

The Residential Manufactured Home Park Zone (RMH) is established to promote development that is single family in character and developed to offer a choice in land tenancy. Standards provide for safe and high-quality manufactured home neighborhoods. It is intended to implement the Low Density, Single Family, and Medium Density Land Use Comprehensive Plan designation. The RMH Zone is intended to protect established manufactured home parks and to expand the variety of affordable housing types available within the City.

Interpretation of uses and project review in this zone shall be based on the purpose statement, objectives and policy direction established in the Residential Low Density land use designation, Objective LU-DD through LU-EE, Policies LU-133 through LU-146, Residential Single Family land use designation, Objective LU-FF, Policies LU-147 through LU-156, or the Residential Medium Density land use designation, Objective LU-GG through LU-II, Policies LU-157 through LU-181 and the Community Design Element of the Comprehensive Plan.

SECTION III.

This ordinance shall be effective upon its passage, approval, and five days after publication.

PASSED BY THE CITY COUNCIL this _____ day of _____, 2006.

Bonnie Walton, City Clerk

APPROVED BY THE MAYOR this _____ day of _____, 2006.

Kathy Keolker, Mayor

Approved as to form:

Lawrence J. Warren, City Attorney

Date of Publication: _____

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